

**SALINA CITY CORPORATION
WORK MEETING
February 22, 2023**

COUNCIL AND STAFF PRESENT:

Mayor Jed Maxwell
Earl Taylor, excused
Jon Maxwell
Daniel Viers excused
Kevin Mickelsen
Randy Christiansen

Ashlee Larsen, City Recorder
Kathy Maxwell, City Treasurer
Kelly Laier P&Z Chairperson

AGENDA TOPICS:

Mayor Jed Maxwell called the work meeting to order at 8:12 p.m. at the Salina City Hall to discuss amending the budget. Mayor Maxwell and Council reviewed the current loans Salina City owes and discussed which loan they should payoff with the highest interest rate. **Mayor Maxwell** also mentioned purchasing a new maintenance truck and land near the Blackhawk Arena. **Kathy Maxwell** spoke about the Trust Land the Blackhawk Arena would like to purchase. **Kathy Maxwell** asked Mayor and Council if they received the email from the Trust Land and had a chance to review it. Mayor and Council discussed the Trust Land property. **Kathy Maxwell** reviewed the different types of grants Salina City can apply for to help cover the funding for the land. **Maxwell** stated the Trust Land is willing to sell the land \$3000 per acre, they currently have 80 acres but lease some of the property. Mayor and Council discussed the pros and cons of purchasing the Trust Land next to the Blackhawk Arena. **Mayor Maxwell** suggested applying for the land grant.

Mayor Maxwell stated he would like to table amending the budget for a couple more weeks. **Discuss Mural at the Blackhawk Arena:** **Mayor Maxwell** stated Salina City Council needs to make a final decision if they want to keep the mural at the Blackhawk Arena and if so, Salina City needs to replace the plexin glass in the amount of \$5200. Mayor Maxwell and Council were in agreement to replace the plexin glass over the mural at the Blackhawk Arena and will make a motion at the next scheduled City Council meeting.

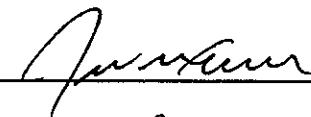
Discuss Annexation Deferral Agreement & Land Development: **Kathy Maxwell** stated the Chris & Linda Williams annexation is completed and signed by the Lieutenant Governors Office. The next step is to record the Annexation and send a deferral agreement to the Salina City Attorney for review, it will pertain to any construction and water, upon annexation the homeowner will pay for impact and connection on pressurized irrigation. **Kathy Maxwell** asked if Mayor and Council can think of anything else that needs to be added to the deferral agreement. **Mayor Maxwell** stated the road improvement needs to be added upon any occupied development. **Mayor Maxwell** and Council discussed the terms of any occupied development. **Mayor Maxwell** stated a standard road, sidewalk, curb, and gutter will need to be constructed on any type of occupied development. **Kathy Maxwell** stated the homeowner will only have to

develop the west side of the ride. **Mayor Maxwell** stated Salina City won't take over the road until it's fully developed. Mayor and Council reviewed the deferral agreement and the requirements of where the road will need to be developed. **Kathy Maxwell** stated she would like to get everything correct before it is recorded next week. **Mayor Maxwell** stated upon any future construction that requires a building permit the road must be developed. **Kevin Mickelsen** suggested asking the Averett's if they will give Salina City 25 feet of the road right away. **Kathy Maxwell** said she will ask them. **Mayor Maxwell** said if they deed the easement they will no longer have to pay taxes on the easement.

Mayor and Council reviewed the Jaden Gurney deferral agreement. **Kathy Maxwell** stated she sent the updated deferral agreement to the Salina City Attorney. **Kathy Maxwell** stated currently on the deferral agreement it states if there is any construction of any kind on the 8.5-acre parcel, Gurney must develop the sidewalk, curb, and gutter. Mayor and Council agreed if Gurney wants to construct anything that requires water and sewer on the 8.5 acres, he must develop the road. **Kathy Maxwell** stated we need to make a final decision on this deferral agreement it's been going on way to long. **Mayor Maxwell** stated on the agreement it states, the develops or development means apply to subdivide or a permit for structure of any type. This phase does not work if he chooses to build a shop, a barn, a garage, or some other nonresidential structure that requires him to have a permit this will require him to construct the road and Gurney mentioned in the email, this isn't what was agreed upon.

Mayor Maxwell read section 4 on the deferral agreement which states, the city agrees to allow owner to defer construction of the Deferral Improvements until such time as owner develops any portion of the adjacent 8.5-acre parcel. For purposes of this agreement, develops or development means applying to subdivide or for a permit to build a structure of any type. Owner agrees to construct the Deferral Improvements prior to development of the 8.5-acre parcel. If Gurney builds anything on the 8.5-acres he must develop the road. **Kevin Mickelsen** stated if Gurney is to place a house the road should be developed, but if you construct a shop or barn, he should be fine. **Jon Maxwell** stated at the City Council meeting with Gurney present, Maxwell was under the impression, if any construction was developed on the 8.5-acre Gurney must construct the road. **Earl Taylor** and **Randy Christiansen** both agreed with Jon Maxwell in the Council meeting it was agreed upon at any type of development on the 8.5-acre parcel. Gurney must construct the road. **Mayor Maxwell** said he will contact Jaden Gurney to discuss the deferral agreement. **Kathy Maxwell** discussed the development that is happening in Salina City.

Kevin Mickelsen motioned to adjourn the City Council at 9:11p.m. Randy Christiansen seconded. Motion carried 4 to 0.

Date 3/22/2023 Mayor 
Date 3/22/2023 City Recorder 